

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 38 Heather Lane, Livingston MT 59047

\$985,000

Acres: ± 2.19

MLS#: 405244

# INTRODUCTION

INDULGE YOURSELF in the luxury of this elegant, brand new home! Custom built to impress with this dramatic entrance revealing aspen vaulted ceilings, gas fireplace, a wall of glass leading to the patio, and wrapped in windows to capture the tremendous views in every direction. This dream kitchen features stainless steel appliances with gas range, staggered cabinets with soft close doors & drawers, large island with 2nd prep sink, deep drawers, spot for a wine frig, plus a walk-in pantry. The patio faces east so its perfect for having your morning coffee as the sun comes up and being cool and shaded for barbequing in the afternoon as well as added protection from wind. Theres also a pad for a hot tub! Master suite has a private bath with double vanity, walk-in tiled shower, and exquisite walk-in closet that attaches to the laundry room for ease and convenience. Two bedrooms split with a full bath plus a half bath off the hallway. Life friendly pet friendly flooring throughout, too. Oversized triple attached insulated and heated garage with door openers, theres plenty of room for your vehicles AND your toys or shop space with 50 amp plug. Central AC, ceiling fans in each bedroom, gas forced air heat and gas fireplace will keep you comfortable no matter the weather. Home has 2 of Spray-Foam insulation on the perimeter of the house which provides an airtight seal for additional comfort, heat retention in the winter and cool air retention in the summer, as well as structural rigidity, noise reduction, and draft protection from Livingston winds. Fiberglass batts are then added for a total energy efficiency insulation package of R-48/50 in Ceiling (17 thick), R-25 in walls (5 thick). Metal roof, gutters/downspouts. Wildlife visits are a common experience including the daily deer, antelope, and elk on occasion. Over 2,700 sq.ft. of finished living space, this home is truly stunning! Conveniently located 4 miles from the beautiful and historic town of Livingston, youre within 10 minutes of all the wonderful eateries, coffee shops, breweries, galleries, museums, walking/bike paths, and everything else this charming town has to offer. Yellowstone National Park is 52 miles south and Gallatin International Airport is 45 minutes west. Truly a perfect spot for the outdoor enthusiast with the world-renowned Yellowstone River, captivating Paradise Valley, Bridger Bowl Ski Area, and the countless acres of public lands nearby. This is definitely your dream home!

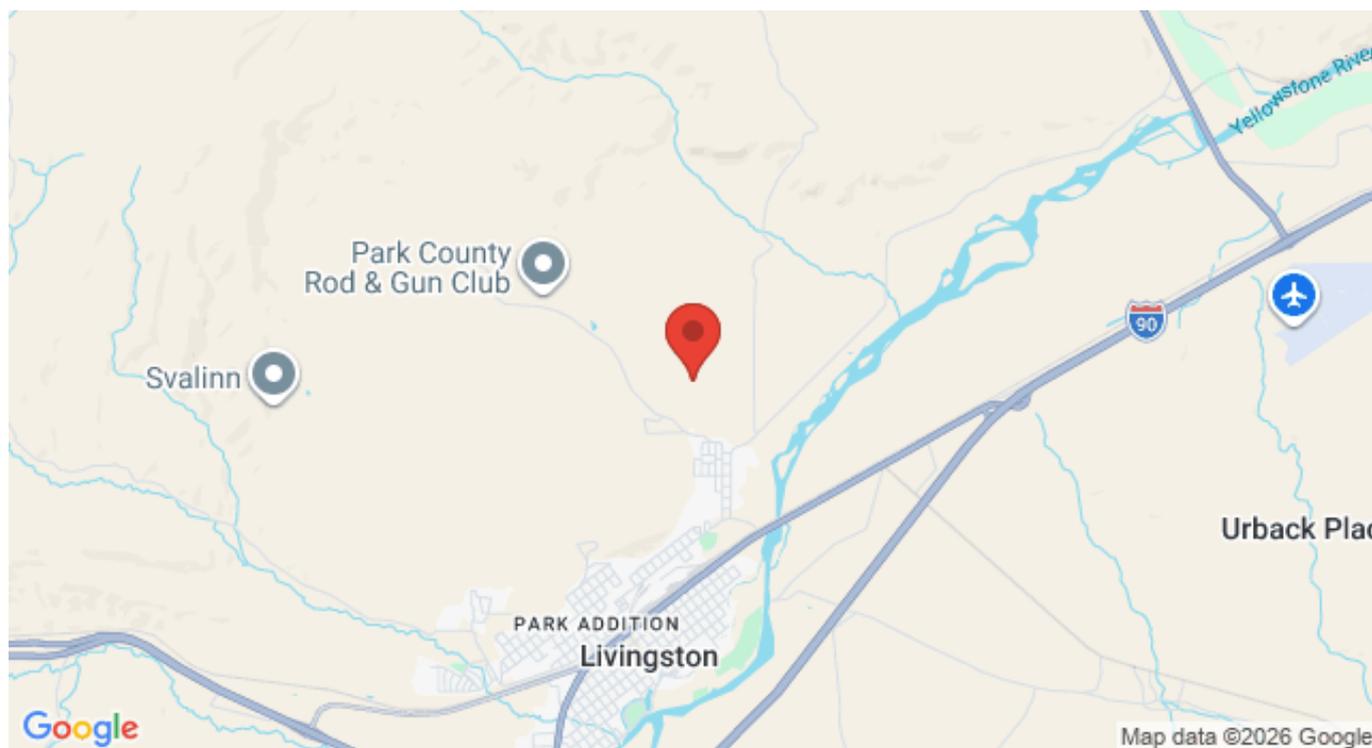


## FEATURES

<b>Status:</b>	Contingent
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 2.19
<b>View:</b>	Mountains, SouthernExposure
<b>Listing Date:</b>	2025-08-21
<b>Listing Agent:</b>	Michelle Becker of Maverick Realty

<b>Style:</b>	Contemporary
<b>Year Built:</b>	2025
<b>Beds:</b>	3
<b>Baths:</b>	3
<b>Appliances:</b>	Dishwasher, Range, Refrigerator
<b>Heating/Cooling:</b>	NaturalGas CentralAir, CeilingFans

## LOCATION



Address: 38 Heather Lane, Livingston MT 59047

# PHOTOS

















# LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

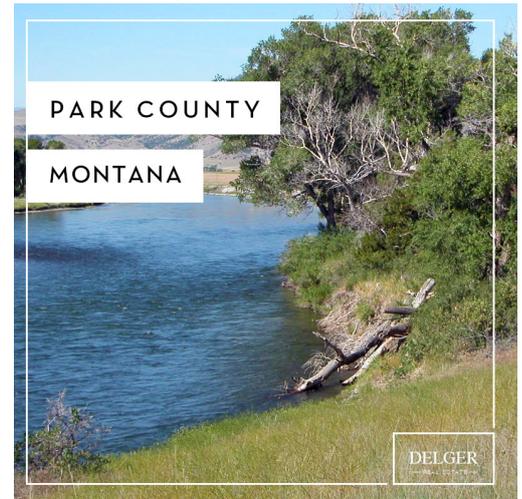
Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

# PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

# LIVINGSTON REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Livingston and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE*



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